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This Deed made this 19th day of February in the year Nineteen hundred and Sixty-four, by and between WILLIAM J. BALCHUN, widower, not remarried, survivor of his wife and co-tenant by the entirety, MANIA BALCHUN, deceased, party hereto of the first part; and EDWARD G. GRUIS and ROSEMARY N. GRUIS, his wife, parties hereto of the second part.

Witnesseth, that for and in consideration of the sum of TEN Dollars the said party of the first part does grant unto the said parties of the second part, in fee simple, as tenants by the entirety, the following described land and premises, with the improvements, easements and appurtenances thereunto belonging, situate in the District of Columbia namely:

Part of Original Lots 4 and 5 in Square 763 described as follows:

BEGINNING for the same on the line of 2nd Street East, 18 feet North from the Southwest corner of said Lot 5; thence East 81 feet 9-1/2 inches; thence North 18 feet; thence West 6 feet 9-1/2 inches; thence South 4-1/2 inches; thence West 75 feet to line of 2nd Street; thence with the line of said Street, South 17 feet 7-1/2 inches to the place of beginning.

The East 4 feet of the above described parcel of land being subject to perpetual right of way for the use of houses 318, 320, 322, 326 - 2nd Street, Southeast.

NOTE: At the date hereof the above described land is designated on the Records of the Assessor of the District of Columbia for taxation purposes as Lot 804 in Square 763.

To Have and to Hold the same unto and to the use of the said parties hereto of the second part in fee simple, as tenants by the entirety.

And the said party hereto of the first part does hereby covenant to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

Witness his hand and seal on the day and year first hereinabove written.

Signed, sealed and delivered in the presence of:

Doreen Vandeaman
Dorothy J. Roy

WILLIAM J. BALCHUN (His Mark) SEAL

SEAL

SEAL

SEAL



RECEIVED
D.C. BOARD OF ZONING ADJUSTMENT
APR 12 56

BZA
Case No. 17085
Exhibit No. 16

Board of Zoning Adjustment
District of Columbia
CASE NO. 17085
EXHIBIT NO. 16

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DISTRICT OF COLUMBIA TO WIT:

I, RALAH A. RICKETTS a Notary Public in and for the said District do hereby certify that WILLIAM J. BALCHUN, widower, not remarried, party to a certain Deed bearing date on the 19TH day of FEBRUARY A.D. 1964, and hereto annexed, personally appeared before me in the said District the said WILLIAM J. BALCHUN, widower, not remarried, being personally well known to me as the person who executed the said Deed, and acknowledged the same to be his act and deed.

Given under my hand and official seal this 19TH day of FEBRUARY A.D. 1964.

Ralph A. Ricketts
Notary Public

My Commission Expires July 31, 1967

NOTARY PUBLIC DISTRICT OF COLUMBIA

21112

Deed

WILLIAM J. BALCHUN

TO

EDWARD G. GROSS

ROSEMARY K. GROSS, his wife,

Received for Record on the day of A.D. 19
at O'Clock M. and recorded in Liber No. 12183 at folio 105 one of the Land Records for the District of Columbia, and examined by

APR 1 2 44 PM '64

G. S. Ridley
Recorder

THE COLUMBIA TITLE INSURANCE COMPANY
THE REAL ESTATE TITLE INSURANCE COMPANY
1422 H Street, N. W. Washington 5, D. C.

195302

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APR-1-64 36990A 21112 — QD — 30C